

THE ARSENAL ON THE CHARLES - Athena Arsenal, LLC

Project Narrative in Support of Proposed West Garage, Building 2 and Associated Site Improvements Preliminary Site Plan Review Application



Project Overview

The Proponent of the proposed West Garage, Building 2 and associated site and utility improvement is Athena Arsenal, LLC. This project is the first project to come out of the Arsenal Overlay Development District (AODD) Master Plan Special Permit, approved by the Watertown Planning Board on July 18, 2016, with the final decision issued August 1, 2016. The Project consists of a new 1,402 car parking garage with access to Arsenal Street via a new signalized intersection at the location of the former Wooley Avenue; and N. Beacon Street via the existing campus driveway (School Street). The project also includes a 3-story, 30,677 sf retail/commercial building at the north end of the proposed garage, fronting on Arsenal Street. The proposed project also includes a ½-acre open space (pocket park) at the south end of the proposed garage along North Beacon Street.

Project Team

The Principal members of the design and permitting team include:

Owner:	Athena Arsenal, LLC
Design Architect (West Garage and Building 2):	Charles Rose Architects
West Garage Designer:	Walker Parking Consultants
MEP Engineers:	RDK Engineers
Geotechnical and Environmental Engineering:	Sanborn, Head & Associates
Civil Engineer and Landscape Architect:	Stantec Consulting Services, Inc
General Contractor:	CE Floyd
Counsel:	Gilman, McLaughlin & Hanrahan, LLP

Submission Contents

The following outlines the specific components of this submission which are provided under separate cover:

- Technical Drawings
 - Site Plans
 - Building Floor Plans and Elevations
- Stormwater Report and Supporting Documentation

Project Site

The proponent proposes to use approximately 4.92 acres at the west end of the existing 29 acre campus located in Watertown, MA.

Existing Use and Conditions

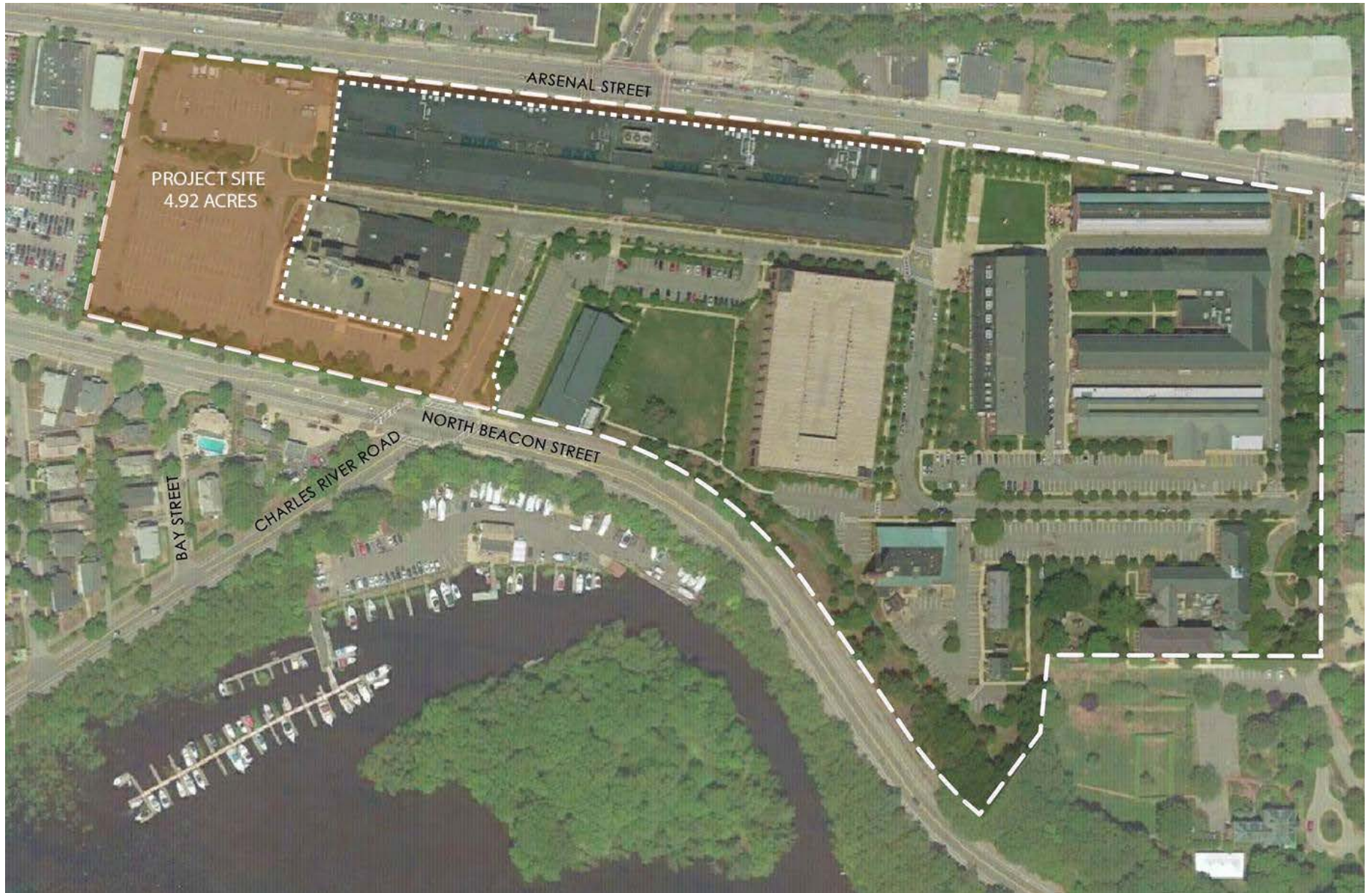
The existing Arsenal on the Charles (TAOTC) campus totals approximately 29 acres and consists of eleven (11) buildings and a 1,130 car parking garage on the south side of Arsenal Street in the southeastern part of the Town of Watertown. The address of the site is 311 Arsenal Street in Watertown.

The campus is bounded by Arsenal Street to the north, N. Beacon Street to the south, the Arsenal Court condominium complex and the Town of Watertown's Arsenal Park to the east and the Veterans of Foreign Wars facility on Arsenal Street and an automobile storage yard on North Beacon Street to the west.

The Arsenal Street corridor is predominantly commercial uses. South of North Beacon Street is a residential neighborhood west of Charles River Road, and Division of Conservation and Recreation Parkland to the east, which borders the Charles River. Please reference context plans submitted in the technical submission.

The campus was redeveloped in 2000 as an office, commercial and retail campus. The campus was subsequently purchased by Harvard University. The Athena Arsenal, LLC purchased the campus in 2013; the site has remained virtually unchanged since the redevelopment in 2000.

The proposed site for this project is approximately 4.92 acres and is predominantly existing surface parking on the west end of the site west of buildings 311 and 39.



Existing Conditions Plan

Proposed Program

The proposed project is the first phase of the proposed revitalization of the Arsenal on the Charles Campus in Watertown, MA. The proposed plans conform to the approved AODD Master Plan Special Permit issued for the campus on August 1, 2016. The project consists of the following main programmatic elements:

Proposed West Parking Garage – The proposed garage is 445,300 gsf and has a footprint of 70,300 sf. It is 6 levels on the south (North Beacon Street) frontage (5 levels above grade) and 7 levels on the north (Arsenal Street) frontage (6 levels above grade). The proposed garage will provide 1,402 parking spaces (12 accessible). The lowest level of the garage has been designed to accommodate stackers which would provide a net increase of 132 spaces, or a total potential of 1,534 spaces for the garage. The garage will be connected to building 311 via a proposed pedestrian bridge that will connect the fourth level of the garage with the upper level of building 311. The garage will be equipped with smart parking technology that will provide real time information of parking availability by floor. Access to the garage will be via a new signalized intersection at Arsenal Street (approximate location of the existing Wooley Avenue driveway) and the existing North Beacon Street/ School Street driveway.

Building 2 – This proposed building is a 3-story, 30,372 sf building that will have a combination of retail and commercial uses. A public plaza space is proposed for the frontage of the building on Arsenal Street.

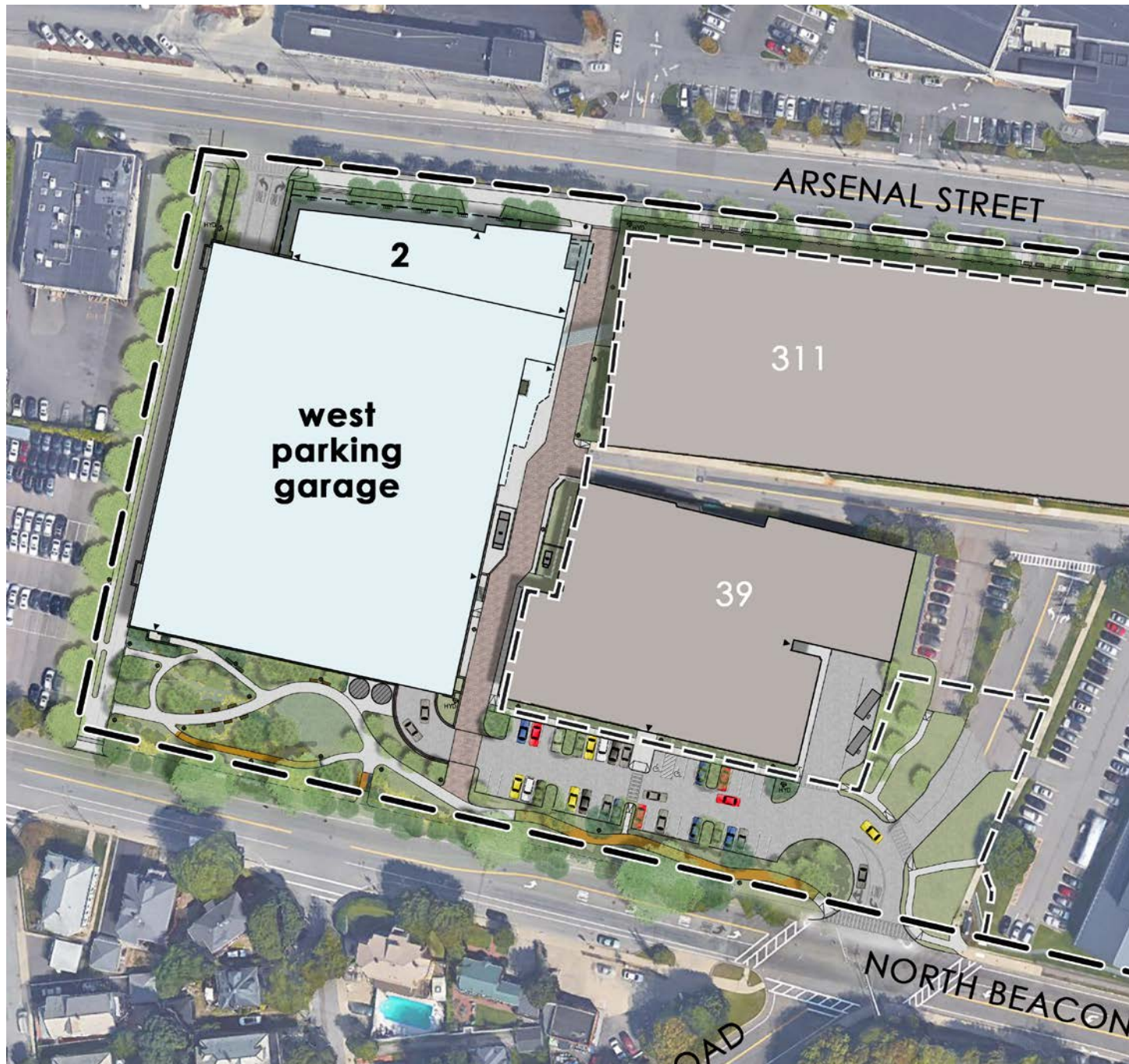
Open Space/ Pocket Park – a key component of the plan is the development of a new open space area between the proposed garage and North Beacon Street. The park is approximately 90' deep and 275' long (.5 Ac. +/-). The park is proposed to provide a buffer for the proposed garage from North Beacon Street, and a usable passive park space for use by the public and the athenahealth communities.

Development Summary

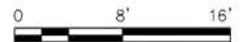
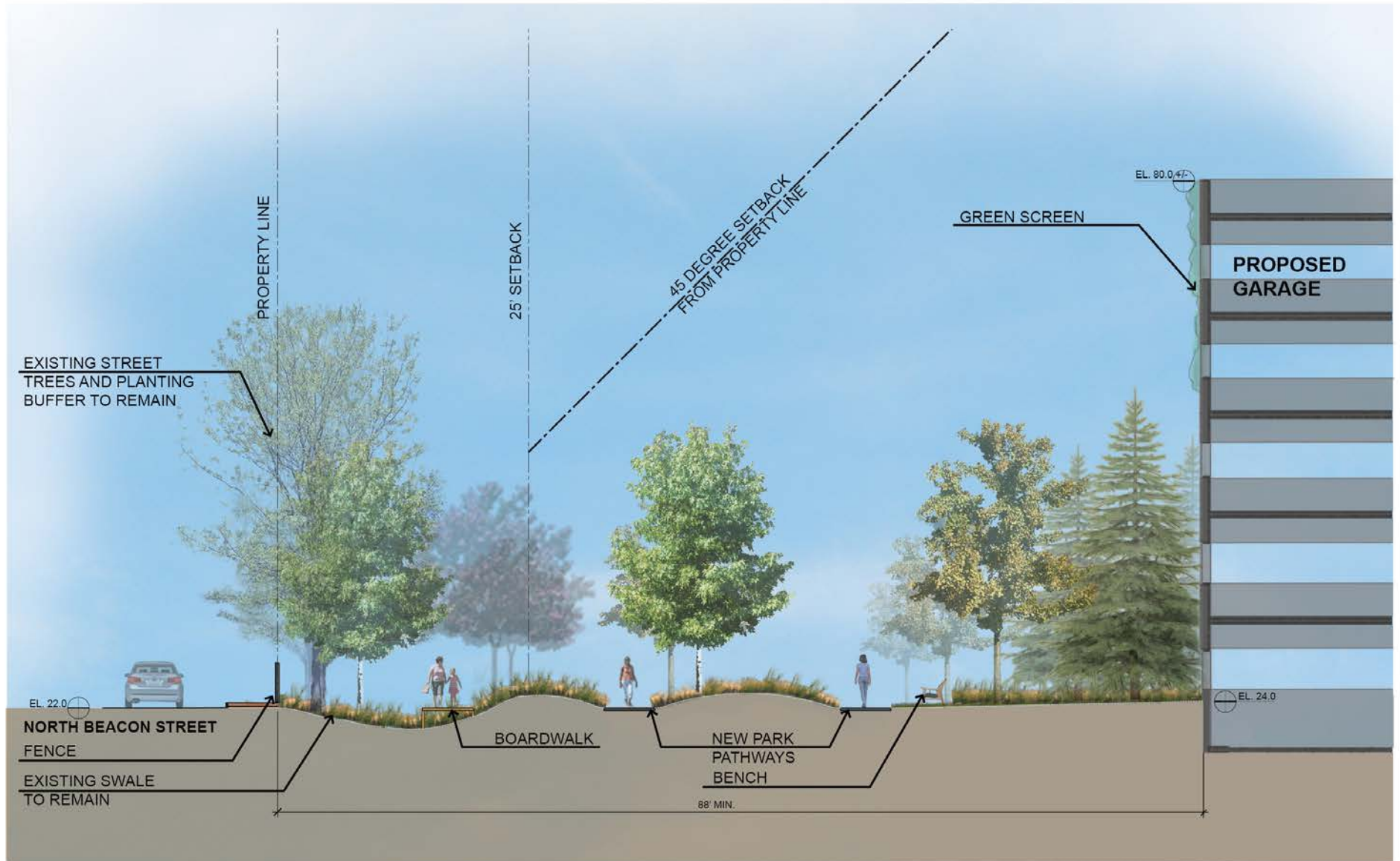
Building	GSF	Building Coverage (Footprint)	Floors	Use
Existing Buildings				
Building 37	48,807	26,565	2	Office
Building 39	128,055	40,975	5	Office/ Storage
Building 43	38,650	21,464	2	Office/ Restaurant
Building 60	19,131	12,144	2	Office
Building 97	23,864	11,591	3	Office
Building 117	2,976	1,081	2	Office
Building 118	5,714	3,169	2	Office
Building 131	56,247	20,364	4	Office/ Day Care
Building 311	428,794	147,255	2 - NW Corner 5 - South Ridge	Office, Health Club
Building 312	81,614	31,829	3	Restaurants/ Theater
Building 313	70,692	38,780	2	Office
Total Existing GSF	904,542	355,217		
Proposed Buildings				
Building 2	30,372	9,926	3	Commercial/ Civic
Total Proposed GSF	30,372	9,926		
Total Campus GSF (no garages)	934,914	365,143		
Garages				
Existing East Garage		57,775	6	Parking
Proposed West Garage	445,300	70,300	6 - N. Beacon St. 7 - Arsenal St.	Parking



Proposed Site Plan: Overall



Proposed Site Plan: West Garage



Proposed West Garage: Section Rendering

Zoning

The Campus and Project site is located within the Arsenal Overlay Development District (AODD), and subject to the provisions of the Town of Watertown Zoning Ordinance Section 5.12. The proposed project complies with all dimensional and use requirements of the zoning ordinance and the AODD Master Special Permit. The

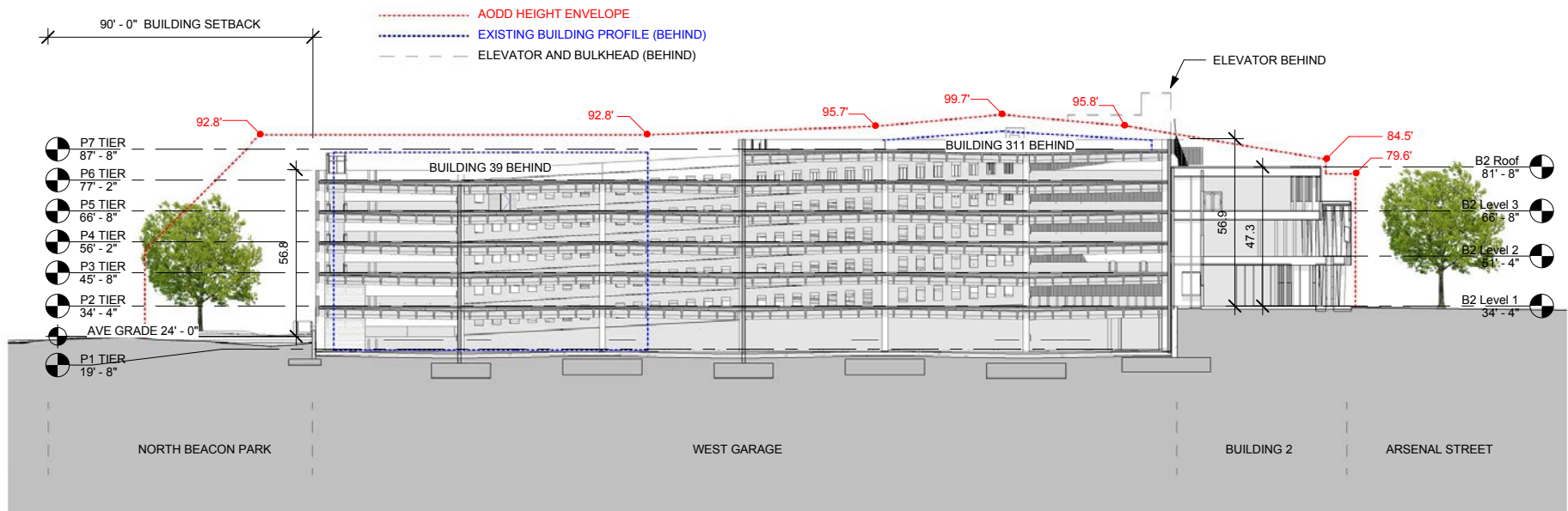
following zoning chart outlines the required zoning criteria and how the development meet these requirements. Also following is a proposed Redevelopment Plan indicating setback requirements, followed by a section that illustrates conformance with height requirements.

Zoning Data - Arsenal Overlay Development District

	Required/ Allowed	Proposed	Status	Comments
Minimum Lot Size	10,000 SF	1,281,839 SF (29.4 Ac.)	Complies	Existing Campus
Minimum Front Yard Setback				
Arsenal St. ¹	Aligned with Building 311	Aligned with Building 311	Complies	First Floor Commercial, Community or Cultural Use
N. Beacon St. - West of School St.	25' ²	90'	Complies	
Minimum Side Yard Setback	25'	25'	Complies	
Minimum Rear Yard Setback	25'	N/A	Complies	
Maximum Building Height	Varies	Varies	Complies	Reference Detailed Height Analysis on Drawing L-1.0
Maximum Building Lot Coverage³	50%	28.5%	Complies	Reference Detailed Lot Coverage Analysis on Drawing L-1.0
Minimum Open Space	15%	22.0%	Complies	
Parking Requirements³				
Automobile	2,960	3,055	Complies	Reference Detailed Parking Analysis on Drawing L-3.0
Bicycle ⁴	1 Bike Parking/ 15 Vehicles -198 50% Long Term (99) 50% Short Term (99)	204 155 Long Term / 49 Short Term	Complies	

- 1 By AODD Campus Special Permit with Conceptual Site Plan Review, the Front Setback may be reduced along Arsenal Street to the front setback of Building 311 to maintain consistent building lines, provided that any new construction less than 25 feet from Arsenal Street authorized by such a special permit must include first floor commercial, community, or cultural uses along at least 80% of the Arsenal Street facade. This was approved in the AODD Campus Special Permit.
- 2 For the North Beacon Street frontage west of Charles River Road, no new construction may extend closer to the street nor higher in elevation than the line established by a 45 degree plane beginning at the northerly side line of North Beacon Street and extending northward into the AODD.
- 3 Excludes Parking Garages per 5.12.e.3 of the Zoning Ordinance
- 4 Exceeds required off-street bicycle parking per 5.12.f of the Zoning Ordinance

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Proposed West Garage Section

Transportation and Parking

A full Transportation Impact Analysis was prepared and approved as part of the AODD Master Plan Special Permit process. That analysis, with proposed mitigation, supported the full build-out of the campus plan. As this project will only be the first phase of the comprehensive campus plan, the transportation network will support this first phase. It should also be noted that the majority of this first project, the garage, is not in itself a traffic (or parking) generator, but expands the existing on-campus parking inventory. The new garage will have impact on the intersections of Arsenal

Street/ Wooley Avenue (north garage entry) and the North Beacon Street/ School Street/ Charles River Road intersection (south garage entry). Those preliminary intersection designs are included in this submission.

With the new garage the parking inventory will far exceed what is required by zoning for this first phase. The proposed garage will have 1,402 parking spaces, with the lowest level designed to accommodate stackers should they be required, but are not currently proposed as part of this project.

Parking Requirements Summary

Existing Campus

Land Use	Size	Units	Town Zoning Requirement	Units	Parking Required Per Town Zoning
Office (1st Flr)	245,123	sf	1.0	spaces/350 sf	700
Office (Other Flr)	483,137	sf	1.0	spaces/400 sf	1,208
Restaurant	412	seats	1.0	spaces/4 seats	103
Retail (1st Flr)	0	sf	1.0	spaces/350 sf	0
Retail (Other Flr)	0	sf	1.0	spaces/400 sf	0
Fitness Center	57,926	sf	1.0	spaces/400 sf	145
Public Assembly	484	seats	1.0	spaces/5 seats	97
				Total Required	2,253

Proposed New Uses

Land Use	Size	Units	Town Zoning Requirement	Units	Parking Required Per Town Zoning
Retail (1st Flr)	9,926	sf	1.0	1/350 sf	28
Retail (Other Flr)	20,446	sf	1.0	1/400 sf	51
				Total Required	79

Total Existing and New

Land Use	Size	Units	Town Zoning Requirement	Units	Parking Required Per Town Zoning
Office (1st Flr)	245,123	sf	1.0	spaces/350 sf	700
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Fitness Center	57,926	sf	1.0	spaces/400 sf	145
Public Assembly	484	seats	1.0	spaces/5 seats	97
				Total Required	2,332

Parking Supply

	Existing	Proposed
Existing Garage	1,130	1,130
Surface Parking	828	523
Proposed West Garage		1,402
Total	1,958	3,055

Proposed Accessible Parking

Total Proposed Spaces		3,055
Handicapped Spaces Required (MAAB)		41
Proposed Handicapped Parking		
West Garage	12	
East Garage	8	
Surface Parking	26	
Total Proposed Handicapped Parking		46



Site Plan Review Criteria

1. Landscape

The proposed landscape strategy and planting palette for the project is the first phase of a comprehensive enhancement of the landscape character for the campus. As outlined in the Campus Master Plan, the overall goals of the landscape enhancement strategy were:

- The proposed plan preserves and protects many of the significant existing trees on the campus.
- Plant diversity – Currently, there are several monocultures of tree plantings, mostly along the existing roads and parking areas. A key goal of the landscape design is to develop a diverse and more naturalistic and native plant palette that improves the campus aesthetic and capitalizes on some of the key natural areas, particularly the bluff planting along North Beacon Street.
- Habitat – It was also important to create opportunities for improved habitat. The campus has an important proximity to the Charles River corridor ecosystem. Developing a landscape that encourages and promotes different habitats was an important goal of the plan.
- Seasonal Interest – The plant palette also provides 4-season interest for the landscape, by selecting plants that have unique foliage, bark, form, flowers and fall color.
- Integration with the comprehensive and robust stormwater management strategy - The planting palette plays an important role in creating a strong character for the stormwater facilities while also providing critical water treatment functions assisting in meeting the overall stormwater water quality objectives.

This first phase successfully achieves these goals.

The proposed landscape buffer along North Beacon Street will be preserved in its natural state and enhanced and expanded as part of the new large open space (Pocket Park). This passive park will have a diverse planting palette of deciduous and evergreen trees, shrubs, perennials, grasses and groundcovers. The existing stormwater swale will be maintained and enhanced with appropriate planting to assist with water quality improvements in addition to contributing to the landscape character of the Campus.

The existing row of trees (maples) along the west property line will be protected and maintained to provide an immediate screen and buffer to the new garage. The frontage of the project on Arsenal

Street will have a more urban character, but will have landscape planters that will provide a mix of deciduous and evergreen plant materials.

The frontage of building 311 on Arsenal Street is proposed to be enhanced, the existing street sidewalk will be widened, the existing fence refurbished and relocated and the landscape areas enhanced with additional plantings. These improvements will provide a better pedestrian experience for people visiting the Arsenal Street Corridor.

The landscape areas will be furnished with irrigation supplied by two cisterns on the south side of the garage that will capture and store rainwater from the garage for re-use.

2. Relation of Buildings to Environment

The proposed buildings are appropriately scaled buildings that are integrated into the surrounding context and respect the character and presence of the existing architecture. The massing, footprints and heights are consistent with what was approved in the AODD Master Plan Special Permit.

3. Open Space

This first phase of the project begins to address a primary goal of the master plan of increasing open space and improving the pedestrian environment.

The expanded open space along North Beacon Street provides an important open space available to the Watertown and athenahealth Communities.

The frontage of building 2 on Arsenal Street also provides an important urban public space, an important transitional space from the building to the public streetscape.

4. Circulation

The proposed circulation system for this phase of the project will be consistent with the circulation proposed in the approved campus master plan. Circulation will be enhanced to maximize convenience and safety of vehicular, bicycle, and pedestrian

movement within the Campus and in relation to adjacent streets. Special attention has been given to infrastructure and design that will enhance public transit, such as on-site transportation demand management measures (with a focus on reduction of Single Occupancy vehicles (SOV's)), and participation in a Transit Management Association.

Vehicular access to the new garage on the north will be via a new signalized intersection on Arsenal Street at the location of Wooley Avenue, and a new connection from the south to the existing intersection at North Beacon Street/ Charles River Road/ School Street. The garage will be equipped with "smart park" technology that provides employees and visitors with real-time information about parking wayfinding and space availability through digital signage and their mobile device.

Enhanced bicycle and pedestrian access to this portion of the campus will be developed along the western edge of the site to provide a safe and separate access point that connects North Beacon Street and Arsenal Street and provides signalized bicycle access to the Watertown Greenway trail system. Bicycle access through the site will benefit from the shared street concept as well as enhanced internal bike paths and access points.

There will be significant covered and uncovered bicycle storage facilities added to the campus as part of this project. A new bicycle storage area has been included in the new garage that accommodates up to 80 bicycles. New exterior bicycle parking spaces are also provided in the new pocket park and at the north entrance to building 39.

The on-site circulation will be an inclusive and accessible environment. All internal circulation will be ADA/ MAAB compliant.

Emergency access to the site will be provided utilizing the existing street network and a new restricted access emergency and service vehicle street that runs north-south between the new garage and building 2 and Existing Buildings 311 and 39. This street can be accessed from the internal street network as well as from Arsenal Street via a mountable curb. In addition, a fire lane will be provided along the western edge of the west garage, accessed by Arsenal or North Beacon Streets.

Existing loading and service at the west ends of buildings 311 and 39 will be relocated to the centralized loading docks at the east end of building 39.

5. Surface Water Drainage (Stormwater Management)

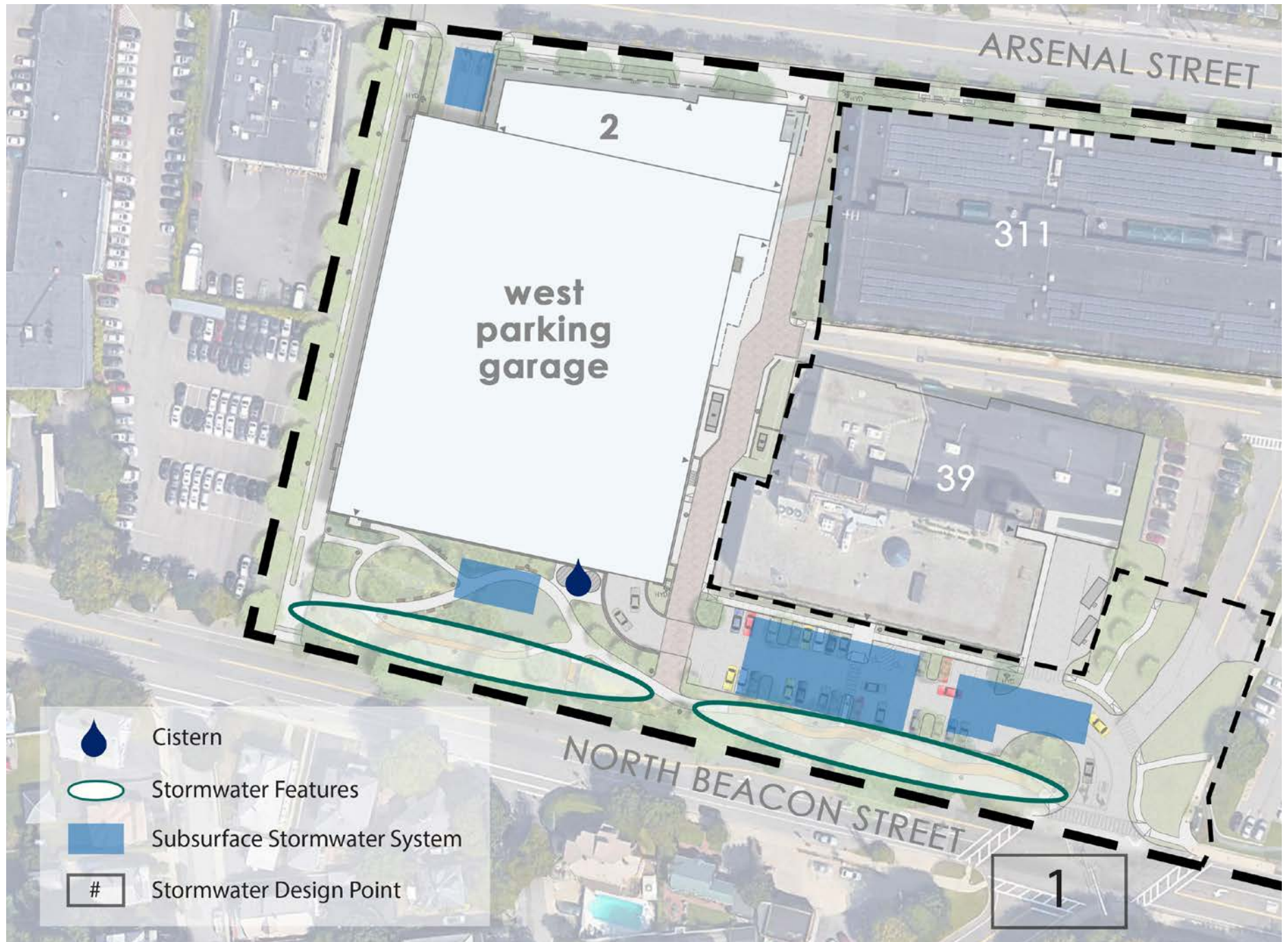
The Proponent has developed a comprehensive and integrated stormwater management plan for the Site. One of the key design goals is to create a stormwater system that is both integrated into the landscape and visible and experiential to all users of the Arsenal Campus. Boardwalks will be installed across the stormwater detention swales that run parallel to North Beacon Street. Stormwater runoff originating from approximately half the West Garage's roof deck will be collected, treated, and transferred to two 8,000-gallon irrigation cisterns. These irrigation cisterns will be a visible element located within the Site's proposed pocket park, will minimize reliance on the public water supply, and will provide education opportunities relative to water conservation and sustainability. Native and drought tolerant landscape materials are proposed to further minimize irrigation requirements.

The proposed stormwater management system is designed to meet the requirements of both the Massachusetts Department of Environmental Protection's Stormwater Management Standards and the Ordinance Establishing Requirements for Stormwater Management and Erosion Control, Chapter 98 of the Town of Watertown's Code of Ordinances to the extent practicable.

The proposed design will detain stormwater on-site by capturing and conveying runoff to subsurface detention systems. These detention systems will reduce the peak rate of runoff leaving the Site by over 80% for the 2-, 10-, and 25-year storm events. Additional components of the multi-faceted stormwater approach include Best Management Practices and Low Impact Development design techniques such as:

- Permeable pavers
- Partial green roof for Building 2
- Rainwater cisterns
- Stormwater detention swales
- Water quality structures for Total Suspended Solids and Total Phosphorus removal

These design techniques are described in detail in the full Stormwater Report.



Proposed Stormwater Plan

6. Utility Services

New water, sewer, and other utility services will be installed to serve the needs of the West Garage and Building 2. Existing water, sewer, and other utility services will be repaired or replaced, as needed, with new infrastructure following inspection. The existing on-site water distribution network has both sufficient pressure (over 100 pounds per square inch) and supply for the proposed conditions. New water distribution infrastructure, such as service lines and valving, will further improve flow. Sewer flow from the West Parking Garage and existing Building 39 will be directed to North Beacon Street. Sewer flow from Building 2 will be directed to Arsenal Street. Based on a review of the existing conditions, the estimated capacity of the existing municipal sewer systems within North Beacon Street and Arsenal Street have sufficient capacity to convey the additional sewerage generated from the Site.

7. Environmental Sustainability

The Proponent intends to measure the results of their sustainability initiatives using the framework of the Leadership in Energy and Environmental Design (LEED) rating system. As new construction the Campus Plan will use the LEED V3 NC 2009 (New Construction) as a rating system to demonstrate compliance with Article 37. The LEED rating system tracks the sustainable features of a project by achieving points in the following categories: Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Quality; and Innovation in Design.

As a condition in the Planning Board Decision granting a Special Permit for the AODD Campus Master Plan, each project as it is developed is to: Provide documentation that new buildings within the campus achieve LEED Silver certifiability and achieve a minimum of 40 points, prior to final Certificate of Occupancy.

The USGBC has ruled previously that parking garages by themselves are not eligible for LEED Certification. As such, it will be the strategy for this project to evaluate the proposed garage with the proposed building 2 and the site comprehensively from a LEED rating perspective.

The Proponent will engage a commissioning agent for the commissioning process and to verify that the building systems are installed and perform as designed. The buildings will be designed to

optimize energy efficiency and will comply with the Stretch Energy Code, whereby energy use is reduced from the baseline energy conservation code by 20%. Additional sustainability measures may include among others:

- The buildings will strive to use refrigerants that are free of chlorofluorocarbon (CFC).
- The buildings will strive to reduce the amount of building waste directed to landfills by supporting recycling efforts. A central recyclables collection area will be provided on site.
- The Proponent through its General Contractor intends to divert construction and demolition debris from landfills through the use of a construction waste management plan
- The project anticipates that it will meet the minimum requirements of Sections 4 and 7 of ASH RAE Standard 62.1-2007, Ventilation for Acceptable Indoor Air Quality.
- The Project will strive to minimize the exposure of building occupants, indoor surfaces and ventilation air distribution systems to Environmental Tobacco Smoke (ETS). The Arsenal on the Charles is a smoke-free campus.
- A Construction Management Plan will be developed and submitted prior to construction.
- The Campus Plan anticipates that several points will be achieved in the Innovation & Design category.
- The Project is located near several mass transit stops.
- The Project will include energy star appliances as appropriate.
- The Project team includes at least one LEED Accredited Professional
- The Project will incorporate LID techniques for stormwater management

8. Screening

Screening of the proposed garage along North Beacon Street will be achieved through the design and implementation of the public open space along the south face of the garage. The open space will maintain the existing planting buffer and supplement with evergreen and deciduous trees and shrubs that will provide additional buffer and screening of the new parking garage. In addition, the upper levels of the garage will be provided with horizontal planter boxes that will provide additional screening and buffering of the garage at the upper levels.

The line of existing mature trees along the western property line will remain to provide an immediate screen and buffer along this edge of the garage.

The North end of the proposed garage will be screened by the proposed building 2.

9. Safety

The project has been developed in a manner that enhances the safety and security of the public, guests, visitors and employees. The most visible face of the project along Arsenal Street has been programmed with active and pedestrian-oriented uses. The ground floor areas of building 2 have a high degree of transparency to improve visibility between indoor and outdoor areas.

The project allows for maximum accessibility by fire, police, and other emergency personnel and equipment. Emergency access is provided on the north of building 2 via Arsenal Street, and east and west of the proposed garage/ Building 2. In addition, the site includes significant outdoor lighting to enhance safety. Security cameras around the property will record and retain information related to activity on the site. In addition, a state-of-the-art access control system will provide secure access to the buildings.

10. Design

The project design is consistent with the design included in the approved Campus Master Plan. The project minimizes impacts to abutting properties. Design of the proposed stormwater management system greatly improves the existing off-site conditions and water quality. The proposed transportation management plan and energy efficient building design minimizes impacts on air quality. Screening and buffering will minimize noise, odor, heat vibration and dust impacts. Structures have been designed to enhance and blend into the existing campus and community fabric and will be visually appealing. Lighting has been designed particularly for parking and pedestrian areas of the campus to be dark sky compliant and to minimize impacts on abutting properties.

In addition, the project meets all aspects of the siting and design guidelines of section 5.12.g of the Zoning Ordinance. The project has been designed to be sensitive to the various character defining features including building and structure exteriors, fenestration,

scale, color, use of material and mass, and views. The design will also be consistent with the requirements of Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures.



Design



Proposed West Garage



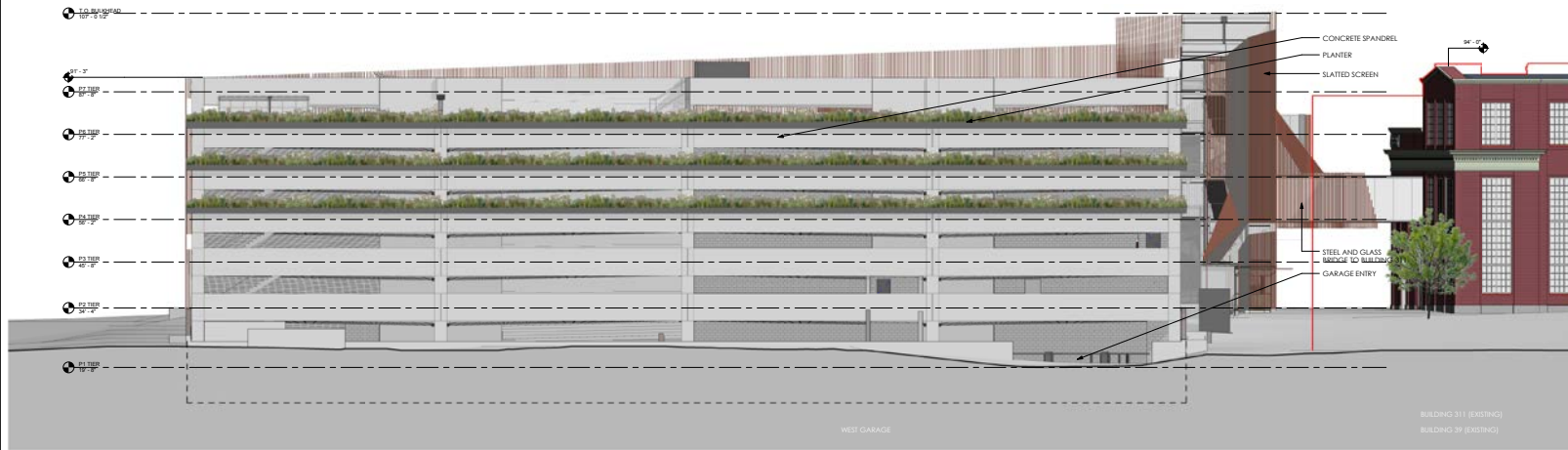
West Campus



Proposed Stormwater Plan



Proposed West Garage and Pocket Park



2 SOUTH ELEVATION PRESENTATION
3/24' = 1/8"



1 EAST ELEVATION PRESENTATION
3/24' = 1/8"

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CONSULTANT

CERTIFICATION

ATHENA ARSENAL LLC
ARSENAL WEST GARAGE
WATERTOWN, MA

PURPOSE	ISSUE	DATE
Initial Design	1	August 2016
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	
	10	

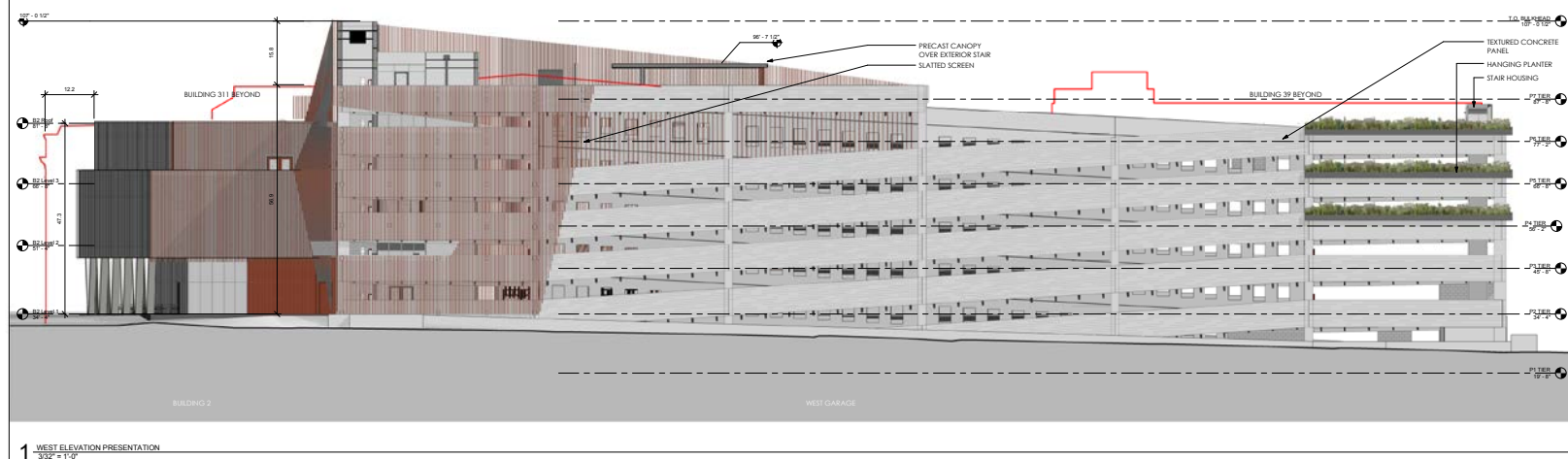
**BUILDING 2 &
WEST GARAGE
ELEVATIONS**

SHEET

AE-211

PROJECT #: 41014-12

Building 2 and West Garage Elevations



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CONSULTANT

CERTIFICATION

ATHENA ARSENAL LLC
ARSENAL WEST GARAGE
 WATERTOWN, MA
 WATERTOWN, MA

[illegible]

TITLE

BUILDING 2 &
WEST GARAGE
ELEVATIONS

SHEET

AE-212

PROJECT #: 41054.12

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CERTIFICATION

ATHENA ARSENAL LLC
ARSENAL WEST GARAGE
WATERTOWN, MA

ISSUE	DATE
DESIGN	06/01/16

TITLE
**BUILDING 311
ELEVATION**

SHEET

AE-213

PROJECT # 41014.12



Building 311 Elevation